

MAY 8, 1998

MANUFACTURED HOME OWNERS AND TENANTS

SUBJECT: CITY OF GRAPEVINE ORDINANCES REGULATING
MANUFACTURED HOMES AND MANUFACTURED
HOME PARKS

The City of Grapevine has adopted ordinances regulating the installation and maintenance of manufactured homes, and the parks in which they are located. Copies of these ordinances are available from the Building Department, 200 S. Main Street. For questions, please call metro 817-410-3165.

The ordinance places specific responsibilities on the owners and tenants of manufactured homes. These are as follows:

1. All manufactured homes moved into or relocated within the City limits must be constructed, installed, and maintained in compliance with the Texas Manufactured Housing Standards as promulgated by the Texas Department of Housing and Community Affairs. **It is illegal to place a mobile home that does not have a placard attached from this department.**
2. Maintain those portions of the interior of a manufactured home free from rubbish, garbage, and other substances that may encourage infestation by insects, rodents, or vermin, and from all unsanitary conditions.
3. Keep all occupied areas and all plumbing equipment and facilities in a clean, sanitary condition at all times.
4. Connect plumbing fixtures and heating equipment and maintain the connections in accordance with the applicable City of Grapevine Codes.
5. Do not alter a manufactured home or its facilities so as to create any nonconformity with this chapter or any other applicable law.

6. Maintain the manufactured home unit, plot, its facilities, equipment, and accessory structures in good repair and in a clean and sanitary condition.
7. Place the manufactured home on its stand properly and properly install utilities in compliance with the instructions of the park manager.
8. Skirt the area under the manufactured home so as to prevent exposure to the elements and to control infestation. Skirting shall be of similar material to the mobile home siding. No corrugated iron, corrugated aluminum, or corrugated fiberglass may be used for underpinning. The underpinning shall be installed within thirty days of the release of utilities for a manufactured home. The material and installation of underpinning shall be approved by the Building Official.
9. Maintain skirting, porches, awnings, and other additions to the manufactured home in good repair.
10. Keep the area under the manufactured home clear of flammable and combustible items.

The following accessory uses must be reviewed by the Building Department. A building permit application must be submitted by the **mobile home park licensee**.

NOTE: Permits cannot be issued for accessory uses in parks that are not zoned for manufactured homes.

1. One (1) accessory building per lot. An accessory building, one hundred twenty (120) square feet or less, finished in appearance to match or as similar in appearance as possible to the exterior of the manufactured home to which it is accessory. The accessory building must be located six (6) feet from any manufactured home, with no less than twelve (12) feet between accessory buildings on adjacent lots, and fifteen (15) feet from any public right-of-way.
2. Unenclosed carport attached to or detached from the manufactured home. A carport shall not extend into the manufactured home park driveway and shall be set back a minimum of twenty (20) feet from any public right-of-way.
3. Unenclosed patio covers.

Construction drawings shall be submitted with the permit application. All applications shall be accompanied with the following information:

- Two (2) copies of a plot plan showing location of all existing and proposed structures on the lot.
- Detailed construction drawings showing how the structure will be built. All connections and foundation details shall be shown. Size, spacing, species and grade of lumber shall be indicated. Any wood in contact with the ground or a concrete foundation shall be treated wood or wood of natural resistance to decay. It shall be demonstrated that attached structures **place no additional loads on the structure of the manufactured home.**

If there are any questions regarding City ordinances, please contact Mike Butler, Code Enforcement Officer, or Scott Williams, Building Official at 410-3165. Office hours are 8:00 A.M. to 4:30 P.M. weekdays.

O\sw\mhltr415
4/15/98